

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
W/S Wilson Point Road, 700' S  
of the c/l of Shore Road  
(1716 Wilson Point Road)  
15th Election District  
5th Councilmanic District  
James F. Svec, Jr., et ux  
Petitioners  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-479-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a two-story addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet on the south side of the subject property, and to permit an open projection (deck) with a setback of 1 foot in lieu of the minimum required 7.5 feet on the north side, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 36-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 367.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the petitioners.

ORDER RECEIVED FOR FILING  
Date 7/17/91  
By [Signature]

This property is located within the Chesapeake Bay Critical Areas on Middle River and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of July, 1991 that the Petition for Residential Variance to permit a two-story addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet on the south side of the subject property, and to permit an open projection (deck) with a setback of 1 foot in lieu of the minimum required 7.5 feet on the north side, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The subject dwelling shall contain only one kitchen.

ORDER RECEIVED FOR FILING  
Date 7/17/91  
By [Signature]

- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
- 4) Compliance with Critical Areas requirements to be submitted by DEPRM upon completion of their findings.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING  
Date 7/17/91  
By [Signature]

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

Section 367.1 of the B.C.Z.R. to allow an addition with a side yard setback of 7' in lieu of the required 10' south side and to allow an open projection with a setback of 1' in lieu of the required 7.5' north side.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty):

1. Not permitted to build on waterfront side, due to Critical Area Requirements
2. House not structurally able to build 2nd level above
3. Need more family living space

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City/State/Zip Code  
Attorney for Petitioner:  
(Type or Print Name)  
Signature

Legal Owner(s):  
JAMES F. SVEC JR  
(Type or Print Name)  
Signature  
Address  
City/State/Zip Code  
1716  
1730 Wilson Point Rd  
Baltimore, Maryland 21220

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
JAMES F. SVEC JR  
1730 Wilson Point Rd  
Baltimore, MD 21220

ORDERED by the Zoning Commissioner of Baltimore County, this 10 day of June, 1991, that the subject matter of this petition be posted on the property on or before the 10 day of June, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 10 day of June, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 10 day of June, 1991, at 10 o'clock, a.m.

ORDER RECEIVED FOR FILING  
Date 7/17/91  
By [Signature]

ZONING COMMISSIONER OF BALTIMORE COUNTY

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-479-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 1730 Wilson Rd  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

1. Not permitted to build or add on waterfront side, due to Critical Area Requirements.
2. House not structurally able to build 2nd level above.
3. Need more family living space.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

James F. Svec Jr  
AFFIANT (Handwritten Signature)  
JAMES F. SVEC JR  
AFFIANT (Printed Name)  
Patricia Svec  
AFFIANT (Handwritten Signature)  
Patricia Svec  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of June, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 10 1991  
My Commission Expires: July 1 1992

May 14, 1991

#### ZONING DESCRIPTION OF 1716 WILSON POINT ROAD

Beginning at a point N.81 59'58"E, 224.48'; S.28 46'21"E, 64.49'; S.70 50'04"W, 203.81'; S.03 28'31"W, 20.90' side of Wilson Point Road which is 20' wide at the distance of 400' South of the center line of the nearest improved intersecting street, Shore Road which is 15' wide. Being Lot #69, Southernmost one-third part of Lot #69 and the Northernmost one-third part of Lot #69 and the Northernmost one-third part of Lot #69A, Liber 1310, Folio #474 in the Subdivision of Bull Neck as recorded in Baltimore County Plat Book #L MdM #10, Folio #26 containing 8,818 square feet. Also known as 1716 Wilson Point Road and located in the 15th Election District.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 17, 1991

Mr. & Mrs. James F. Svec, Jr.  
1716 Wilson Point Road  
Baltimore, Maryland 21220

RE: PETITION FOR RESIDENTIAL VARIANCE  
W/S Wilson Point Road, 700' S of the c/l of Shore Road  
(1716 Wilson Point Road)  
15th Election District - 5th Councilmanic District  
James F. Svec, Jr., et ux - Petitioners  
Case No. 91-479-A

Dear Mr. & Mrs. Svec:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JKH:bjs

cc: Chesapeake Bay Critical Areas Commission  
Tawes State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Council

File

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 7/17/91  
Posted for: 10 days  
Petitioner: James F. Svec, Jr. et ux  
Location of property: 1716 Wilson Point Rd, Towson, Md.  
Location of Sign: 1716 Wilson Point Rd, Towson, Md.  
Remarks: On property of Petitioner  
Posted by: [Signature] Date of return: 7/25/91  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

Date

| Item                        | QTY | PRICE    |
|-----------------------------|-----|----------|
| POSTING FEES                | 1   | \$35.00  |
| POSTING VARIANCE (FEE)      | 1   | \$25.00  |
| POSTING SIGNS / ADVERTISING | 1   | \$60.00  |
| TOTAL:                      |     | \$120.00 |

LAST NAME OF OWNER: SVEC

04040096HICHR

Please Make Checks Payable To: Baltimore

\$60.00

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

June 24, 1991

887-3353

Mr. & Mrs. James F. Svec, Jr.  
1716 Wilson Point Road  
Baltimore, Maryland 21220

Re: CASE NUMBER: 91-479-A  
LOCATION: W/S Wilson Point Road, 700' S of c/1 Shore Rd  
1716 Wilson Point Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any further work to this office should reference the case number. This letter also serves as a notice of the administrative process.

1) Your property will be posted on or before June 26, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is July 11, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30-45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. S. Stephens  
(801) 887-3391

COPY

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 1, 1991

Mr. & Mrs. James F. Svec, Jr.  
1716 Wilson Point Road  
Baltimore, MD 21220

RE: Item No. 478, Case No. 91-479-A  
Petitioner: James F. Svec, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Svec:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 10th day of June, 1991.

J. Robert Haines  
Zoning Commissioner

Received By:  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: James F. Svec, et ux

Petitioner's Attorney:

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(801) 887-1500

JUNE 21, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JAMES F. SVEC, JR.  
Location: #1716 WILSON POINT ROAD  
Item No.: 478 Zoning Agency: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 113 "Life Safety Code", 1988 edition prior to occupancy.

Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JRH/ER

Rec'd  
6/25/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: July 16, 1991

FROM: Pat Kellor, Deputy Director  
Office of Planning and Zoning

SUBJECT: Robert Dean Steele, Item No. 2  
Michael L. Heil, Item No. 5  
Thomas A. Back, Item No. 464  
Frank Buccini, Item No. 465  
Anthony Catalfo, Item No. 471  
James F. Svec, Jr., Item No. 478  
Dana R. Gift, Item No. 492  
John C. Adamiak, Item No. 494  
Najib Baha Amin, Item No. 496  
Lloyd Blumenfeld, Item No. 500  
Patrick S. Malone, Item No. 501  
Kenneth A. Queensberry, Item No. 502  
Barbara Black, Item No. 504  
Martin Hahn, Item No. 506  
Terrence Lee Maskol, Item No. 507  
Greg M. Hall, Item No. 511  
Lawrence Bartal, Item No. 513

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMS VAR. IED/2AC1

91-479-A JULY 13

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: July 9, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: July 30, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 478  
Svec Property  
Chesapeake Bay Critical Area Findings

RECEIVED  
JUL 15 1991

ZONING OFFICE

The subject property is located at 1716 Wilson Point Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Mr. James F. Svec, Jr.

APPLICANT PROPOSAL

The applicant is proposing to construct an addition onto an existing single family dwelling. The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit "an addition with a side yard setback of seven feet in lieu of the required ten feet (south side) to allow an open projection with a setback of one foot in lieu of the required 7.5 feet (north side)".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines  
July 30, 1991  
Page 2

REGULATIONS AND FINDINGS

- Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.  
Finding: The proposed addition is located on the street side of the existing single family dwelling. Therefore, no disturbance of the shoreline buffer shall occur.
- Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.  
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.
- Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Section 22-217(e)>.  
Finding: This proposed addition creates impervious surfaces that sum to 20% of the lot. Impervious surfaces that sum to more than 25% of the lot shall not be permitted.
- Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.  
Finding: The property owner proposes to plant the following trees to bring the property into compliance with the above regulation:  
1 - pin oak  
4 - red maples  
3 - flowering dogwoods  
5 - shrubs (to be selected at a later date from the attached list of native species)

These plants shall be planted within one year from the issue of the building permit.

5. Regulation: "The stormwater management system shall be designed so that:  
(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

Memo to Mr. J. Robert Haines  
July 30, 1991  
Page 3

- (2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
- (3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: In order to comply with the above regulation, the applicant proposes to direct rooftop runoff through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

#### CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

*J. James Dieter*  
J. James Dieter, Director

JJD:DCF:ju  
Attachment

cc: The Honorable Vincent Gardina  
The Honorable Donald Mason  
Mr. Ronald B. Hickernell  
Mr. James F. Svec

CASE NUMBER

91-479-A

### PETITIONER'S EXHIBIT # 2

I, William W. Keeney, owner of 1714 Wilson Point Road, which is North and adjacent to 1716 Wilson Point Road, have reviewed the Site Plan, prepared by William W. Keeney Architect, Inc. and Wilson T. Ballard for the two (2) story addition with porch to East elevation of the existing structure. I approve and take no exceptions to location of the new addition.

Signed William W. Keeney

Date 8/2/91

I, William W. Keeney, owner of 1718 Wilson Point Road, which is South and adjacent to 1716 Wilson Point Road, have reviewed the Site Plan, prepared by William W. Keeney Architect, Inc. and Wilson T. Ballard for the two (2) story addition with porch to East elevation of the existing structure. I approve and take no exceptions to location of the new addition.

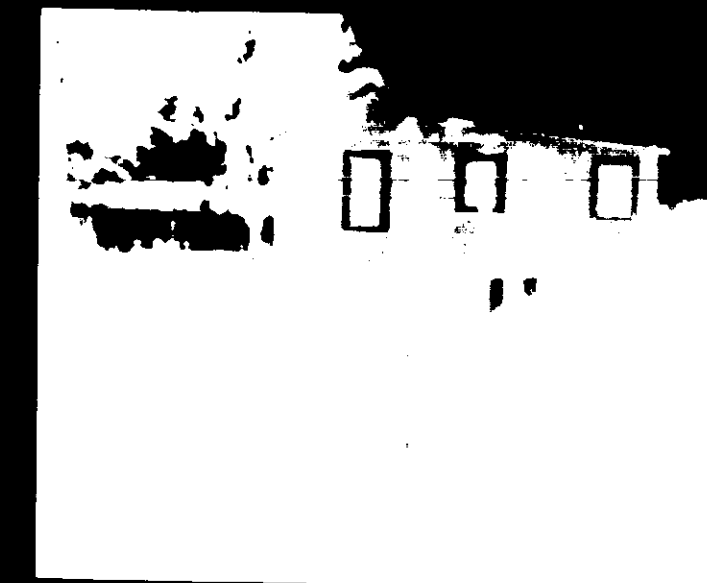
Signed William W. Keeney

Date 8/2/91

CASE NUMBER

91-479-A

### PETITIONER'S EXHIBIT # 3



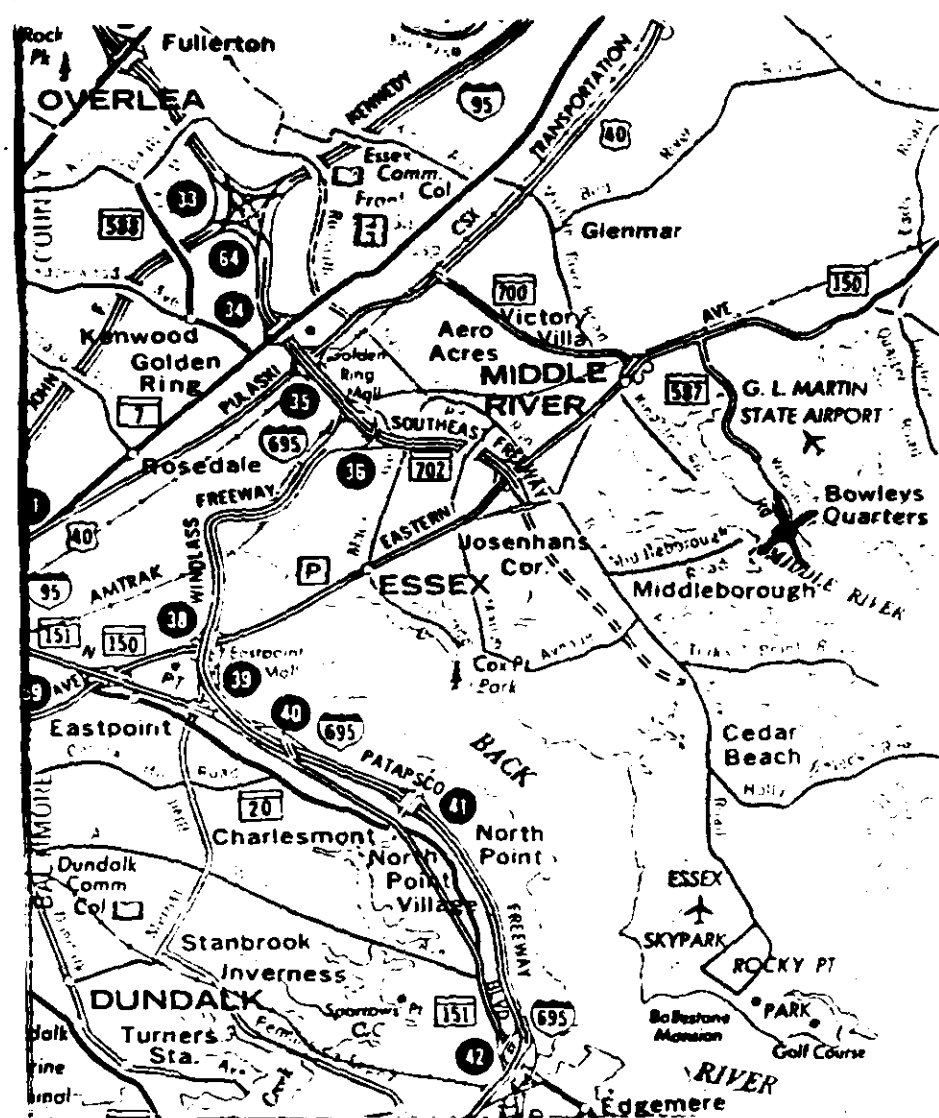
CASE NUMBER

91-479-A

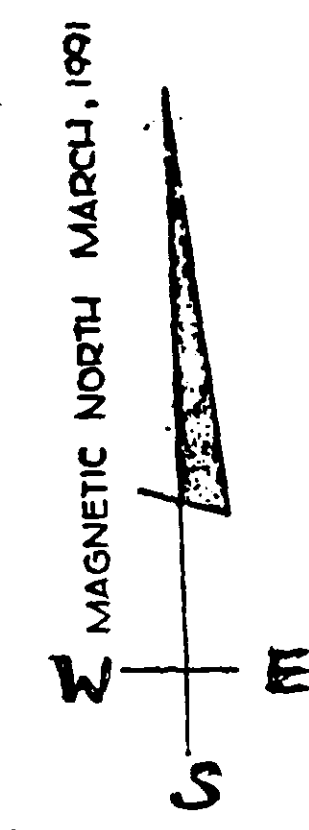
### PETITIONER'S EXHIBIT # 4





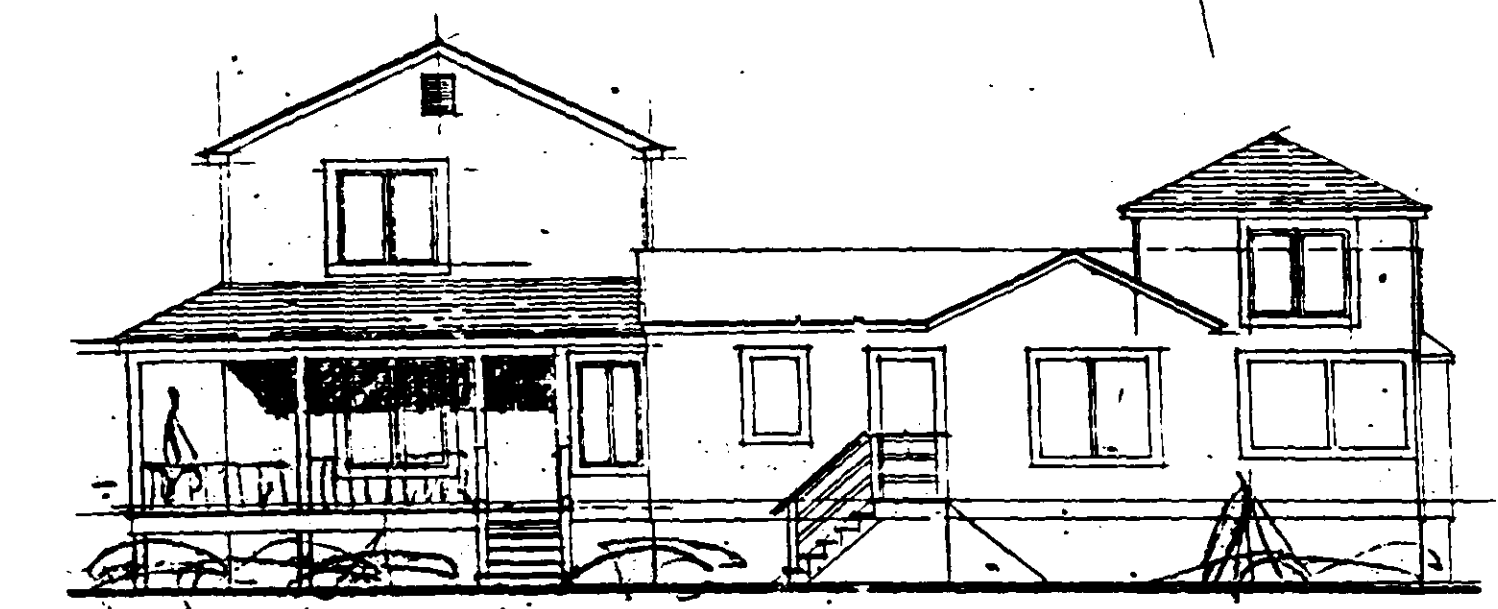


MIDDLE RIVER



WILSON POINT ROAD

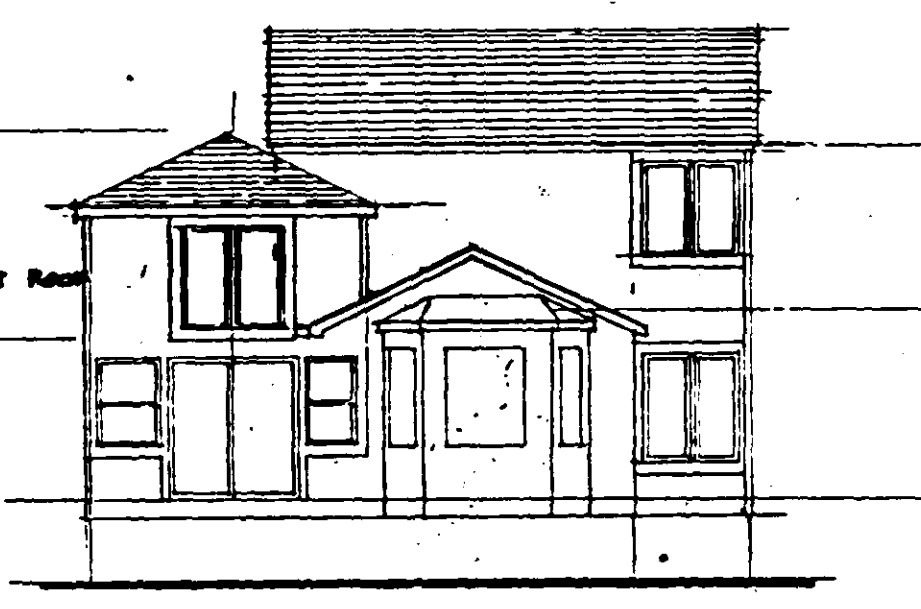
Councilmanic District : 5  
 Election District : 15  
 1"=200' Scale Map: NE 2J  
 Zoning : DR 5.5  
 Lot Size .024C/8918 #'  
 SEWER: Public  
 WATER: Public  
 Critical Area: YES  
 Prior Hearing: None



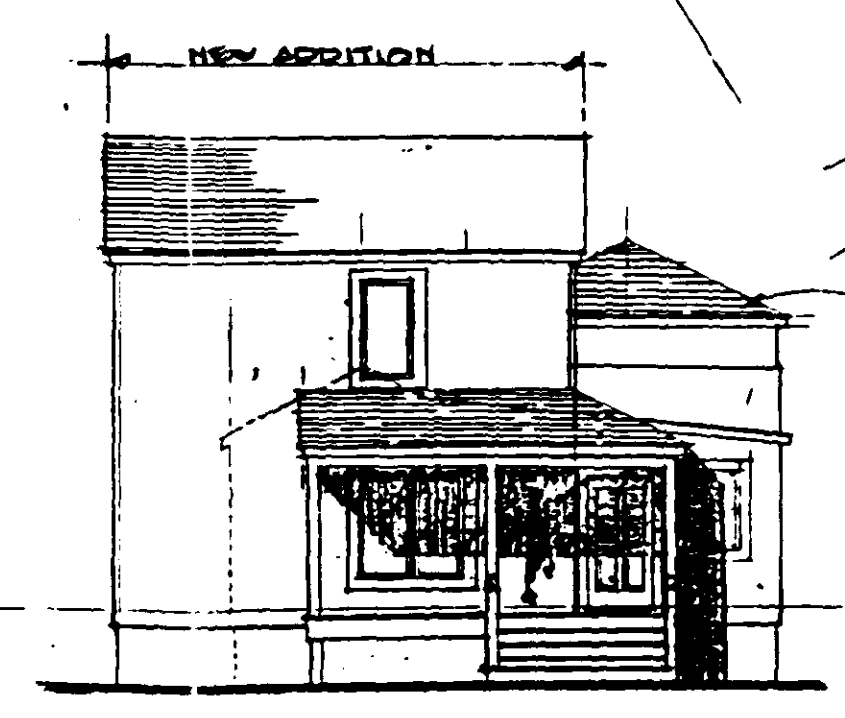
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION (WATER FRONT)



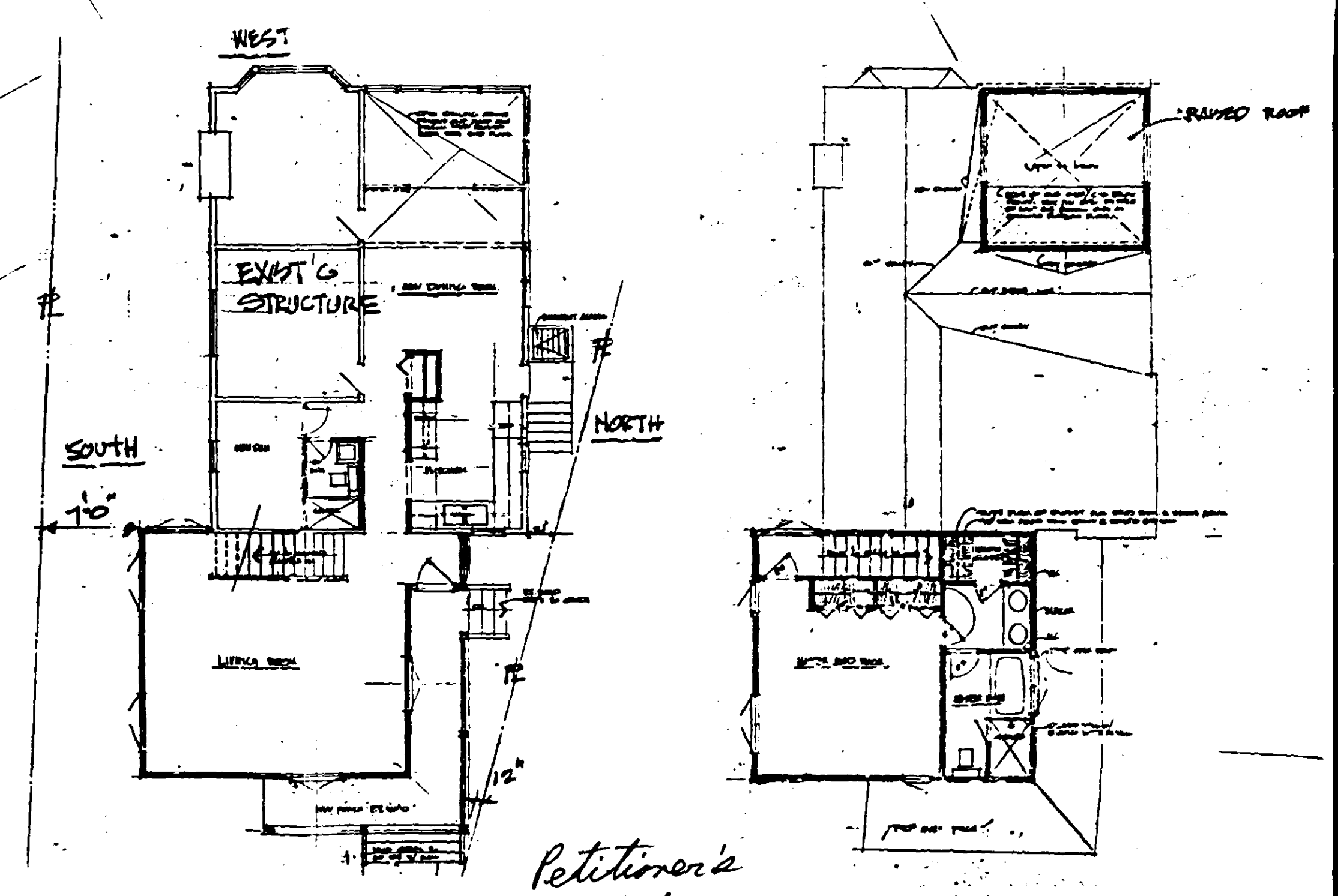
EAST ELEVATION

WILLIAM W. KEENEY  
 ARCHITECTS, INC.  
 227 Main Street  
 Reisterstown, Md. 21136  
 (801) 833-6663



THE WESTERLY PROPERTY LINE SHOWN HEREON ALONG THE SHORELINE OF MIDDLE RIVER IS THE APPROXIMATE HIGH WATER LINE AND IS SUBJECT TO CHANGE WITH THE MEANDERING OF THE RIVER

PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION INCLUDED IN A DEED DATED OCTOBER 13, 1943 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 1310, PAGE 474



FIRST FLOOR  
 NO SCALE

Petitioner's  
 Exhibit 1

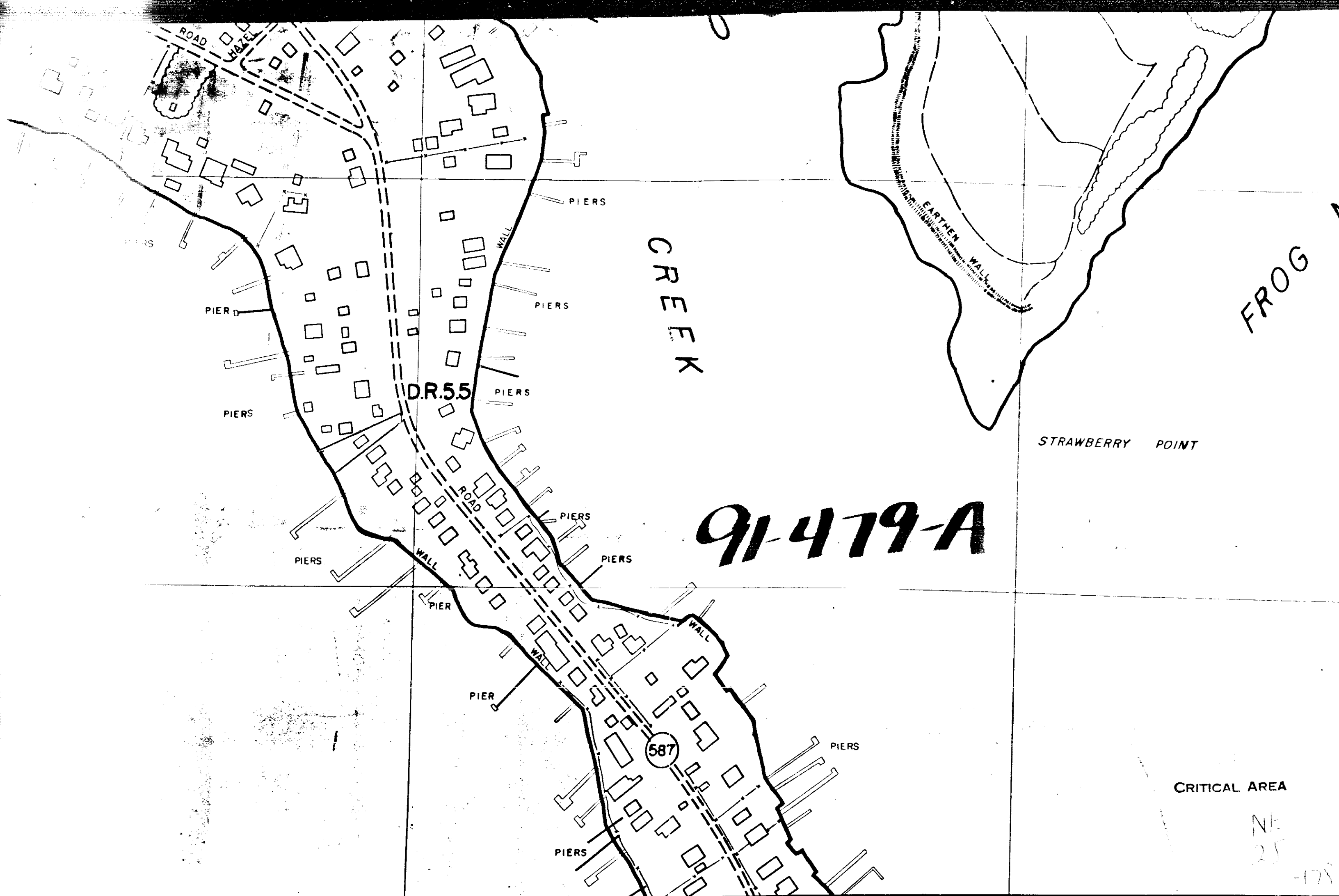
SECOND FLOOR  
 91-479-A

THE WILSON T. BALLARD COMPANY  
 CONSULTING ENGINEERS  
 OWINGS MILLS, MARYLAND

BOUNDARY AND LOCATION SURVEY  
 OWNER: JAMES & PATRICIA SUEC  
 1716 WILSON POINT ROAD  
 15th ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

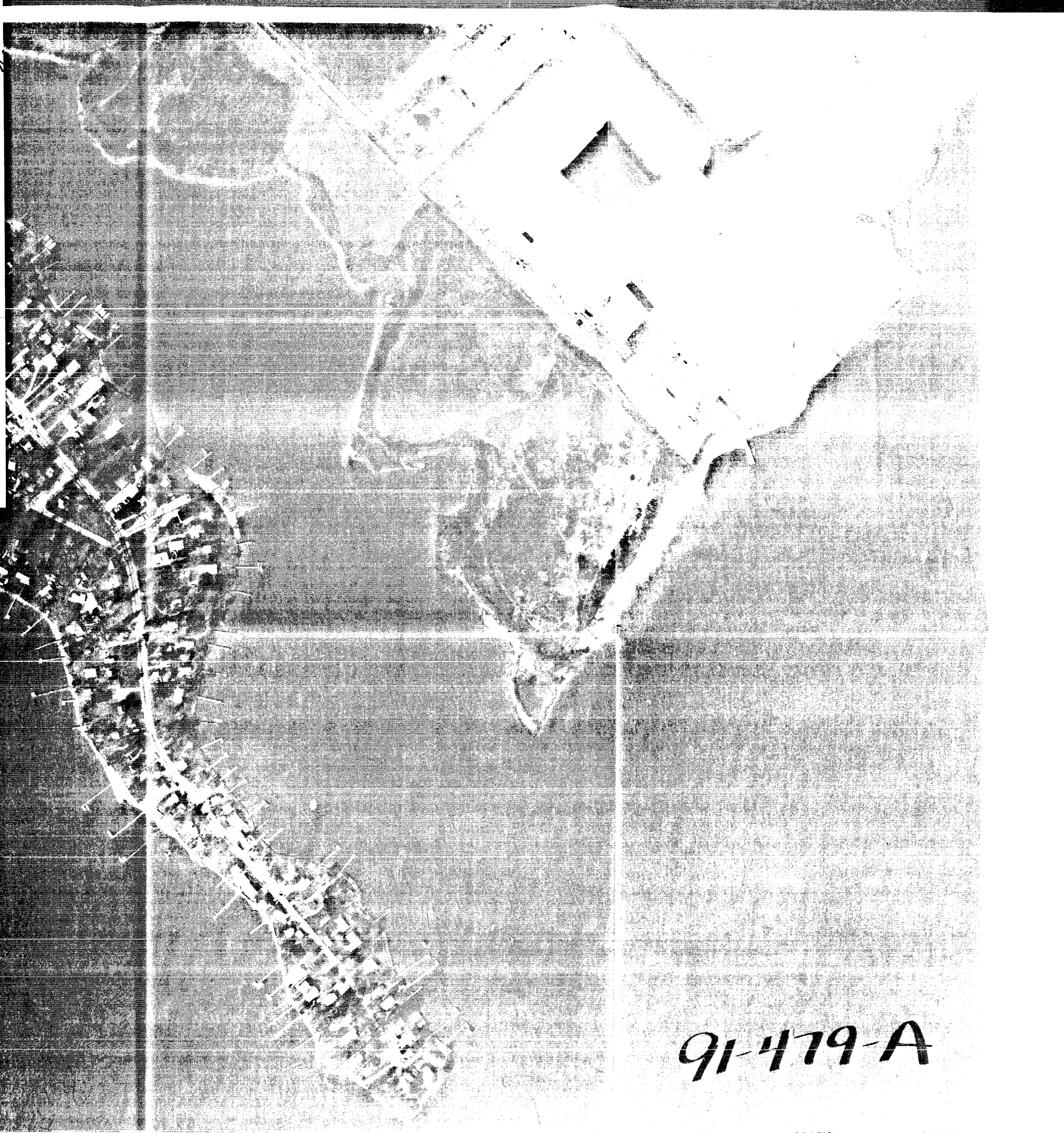
SCALE: 1" = 10' 478 CRITICAL AREA JOB NO. 0301-239





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401



91-479-A

|  |                          |                                    |
|--|--------------------------|------------------------------------|
| SCALE<br>1" = 200'                           | LOCATION<br>WILSON POINT | SHEET<br>NE<br>25<br>CRITICAL AREA |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                          |                                    |